

“HARBISON CANYON”
987 CROW’S NEST LANE, EL CAJON CA 92019

PROJECT DESCRIPTION & JUSTIFICATION

The proposed project is located 987 Crow’s Nest Lane, El Cajon CA 92019. The underlying land use designation of the proposed site is A72, General Agriculture. The proposed design is a 35-ft. high mono-broadleaf tree which meets the County’s definition of a camouflage facility. The predominant zoning designations of surrounding properties in the area are A72, General Agriculture; RS4, Single Family Residential and C36, General Commercial designated properties are located to the north of Harbison Canyon Road in this area. Currently the on-site use consists of a residence with associated landscaping and a horse stable and corrals; there are currently three wireless telecommunication facilities on site, T-Mobile, Cricket & AT&T. The project site elevation is 1400 feet above mean sea level (AMSL). 987 Crows Nest Lane afforded Verizon the opportunity to locate on a property with an established telecom use that was significantly set apart from neighboring properties and uses while providing a property owner willing to enter into an agreement with the carrier. Finally, at an informational meeting held in January of 2016, we understand that the Crest-Dehesa Planning Group was generally favorable to the proposed project, thus Verizon proceeded by formal submission of its Major Use Permit application.

Coverage Objective:

The intended coverage objective for the site is the Harbison Canyon area generally and Harbison Canyon Road, which travels northeast and southwest through the center of the community. Another major objective is for coverage and communication for the local fire department during emergencies and fire disasters. Increased coverage capacity within this canyon community is critical as the area is known for poor/unreliable service and Verizon intends to ensure the community is covered for the customers in the area and those who find themselves in the area during times of emergency when these sites are lifelines for users and first responders alike. We have included the Geographic Service Area maps for your use and review.

Site Characteristics:

Verizon is proposing a new unammged WCF in the unincorporated Crest-Dehesa Community Plan area of rural San Diego County. The project requires a Major Use Permit pursuant to Section 6985 in the wireless section of the zoning code. More specifically described the project is proposed to include the following: Installation of a 35’ tall stealth designed mono-broadleaf tree to conceal (12) 6’ panel antennas oriented in 3 sectors of 4 antennas each. Additionally, (12) remote radio units in the same configuration are proposed to be located directly behind each antenna. The site will have (1) 4’ MW dish style antenna and (2) GPS antennas for E-911 capabilities. The equipment necessary to operate the facility takes advantage of Verizon’s “Macro Cell Evolution” layout which is compact as it only requires (2) equipment cabinets and (1) 15kW emergency backup generator within a 14’Lx8’Wx8’-6”H

PREFERRED LOCATION SITES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

SITE SELECTION:

Verizon's previous consultants performed the initial site selection process and worked with Verizon's radio engineers regarding the project's site selection and the order of preference. Provided below are the results of that search including those locations that were identified as not feasible and/or those where ownership of those locations indicated that they were unwilling to lease property to Verizon for the purposes of establishing a wireless facility.

EVALUATION OF EXISTING & PREVIOUSLY APPROVED WIRELESS FACILITIES:

As mentioned, there are 3 existing previously approved projects located within the coverage area. They are:

- Existing 35' Sprint Monopalm located at 541 Harbison Canyon Road. The site design as a monopalm does not immediately lend itself to a full co-location as Verizon would have needed (12) antennas perhaps requiring a full replacement of the existing site. Additionally, the site located at an AMSL of approximately 881 feet which is significantly lower than at the current Crowns Nest location Please see discussion below regarding commercial zones as this location is zoned C36, General Commercial.
- Existing 35' T-Mobile/Cricket Mono-broadleaf located at 987 Crows Nest Lane. The site is already co-located and as such there was not sufficient space on the pole for a co-locator without increasing the existing height of the structure. Additionally, Cricket only used 3 antennas so visual integration could be maintained.
- Existing 35' AT&T Mono-broadleaf located at 987 Crows Nest Lane. While the carriers are generally open to co-location where feasible, site conditions contribution to whether a structure actually provides feasible co-location opportunities. In this case, the AT&T tree is at a height where successful co-location is difficult based on AT&Ts existing antenna heights. A successful co-location would absolutely require an extension in this tree's height as locating below presents significant challenges. There is 3' between the top of tree to the top of AT&Ts antenna tips heights at 32'. Each antenna is 6'-6" long, so the lowest point of the antennas is located at 25'-6". Carriers require 5' of separation between antenna centerlines, which would place the tip height of the Verizon antennas no higher than 20'. Each of the Verizon antennas is 6'-1", placing the bottom of antennas at 14'. These antennas typically have an 18" cable loop below the antennas and the existing branching starts at 12' above grade. Additionally, the proposed MW would not be able to integrate effectively because the stealthing elements and natural appearance of the tree would be defeated by the volume of equipment required. That said, with antennas situated so low there was concern that the alpha sector would shoot directly into the existing T-Mobile tree pole causing interference while a full co-location effort on this tree pole would exhaust all of the natural elements by placing too much equipment on a single tree with no effective way to camouflage as the entirety of the pole would be dominated by antennas & their appurtenances.

COUNTY OR GOVERNMENT FACILITIES

The previous consultants provided an exhaustive search of the search area and available candidates for consideration including those preferred locations such as Public Lands. As previously discussed in their submitted the technical team investigated 2 properties in the area:

Rural Fire Station #24 (APN: 399-240-42-00)

Despite the project being located within the search area, and having a favorable zoning designation, the extremely low AMSL ground elevation made this property too low to design something that would adequately cover the intended area. As the engineers indicated the location therefore was not technically feasible.

Old Ironsides County Park (APN: 399-080-11)

Despite the project being located within the search area, this project does not have a favorable zoning designation. Additionally, the extremely low ASML ground elevation made this property too low to design something that would adequately cover the intended area as well as visually integrate with the natural setting. As the engineers indicated the location therefore was not technically feasible.

COMMERCIAL OR INDUSTRIAL BUILDINGS

Commercial Property, 541 Harbison Canyon Road (at its intersection with St. George Drive.) The property is designated C36, General Commercial. This site is the closest commercially zoned property in the area and has an existing 35-foot tall monopalm on the property now occupied by Sprint Nextel. Ground elevation of the site is 881 feet AMSL.

UTILITY POLES

All existing utility poles are located on Harbison Canyon Road where visibility is limited by the winding road and steep terrain on either side of the roadway. As such, this application would not be feasible at this particular location.

TRAFFIC LIGHTS/COBRA STYLE STREET LIGHTS

There are no viable Traffic Signal Lights or Cobra Style Street Lights in the project area.

UTILITY TOWERS

There are no major utility towers in the project area.

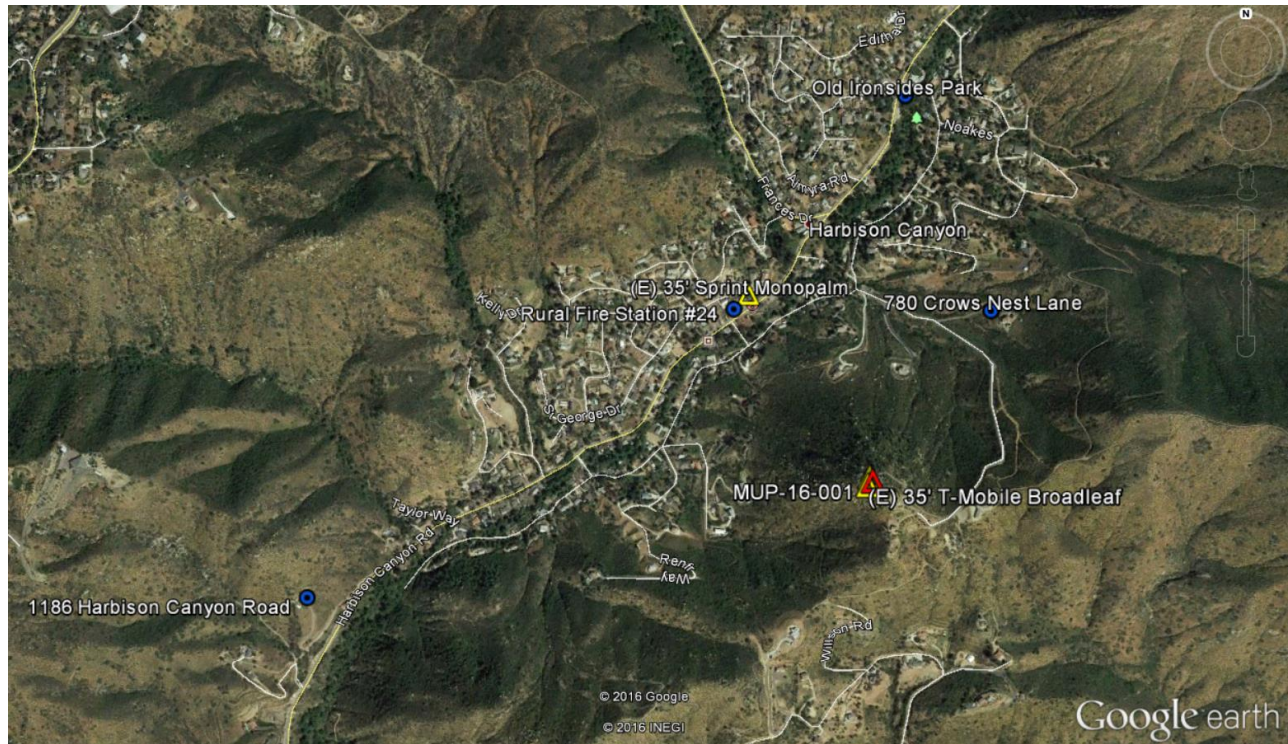
WATER TANKS

There are no water tanks in the immediate project area. Additionally, Verizon is already located on Padre Dam's water tank located on Willits Road 1.80 miles to the east. This location is demonstrated on the GSA maps provided.

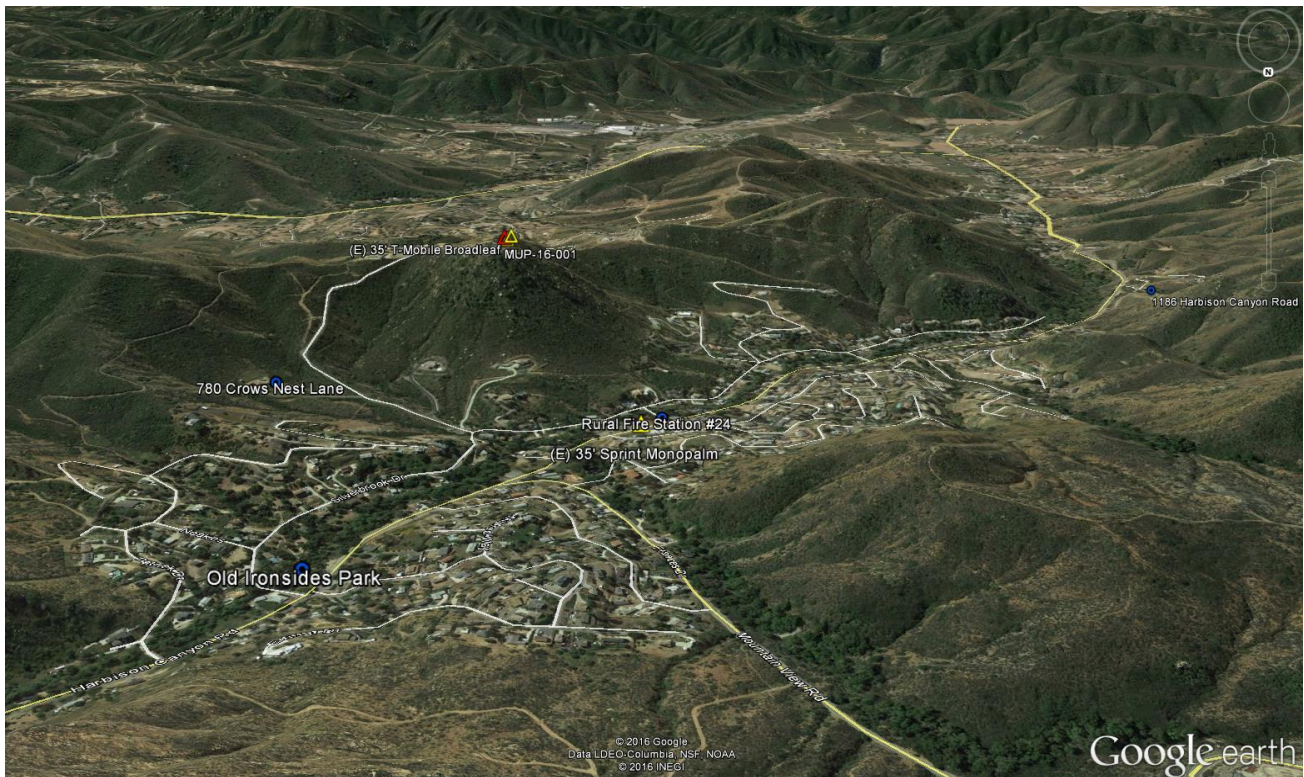
ALTERNATIVE SITE ANALYSIS:

- 1. 541 Harbison Canyon Road** (APN: 399-240-12) zoned C-36, General Commercial. The existing 35-foot high monopalm is located the intersection of St. George Drive and Harbison Canyon Road. Co-location on an existing monopalm would require the replacement of the monopalm with another free-standing structure to accommodate additional antennas. The site is at a much lower elevation, 881 feet versus 1400 feet AMSL, which would not provide coverage to the entire coverage target area.
- 2. 780 Crows Nest Lane** (APN: 399-120-20) zoned A72, General Agriculture. This property is not a preferred location as it is a residentially used property within a non-preferred zone. While the property did have increased AMSL height where favorable views of Harbison Canyon were achievable and greater than Harbison Canyon Road, ownership was contacted regarding the opportunity to work with Verizon but was not responsive to the Site Acquisitions team's effort to reach and contact them. Again, while the property could have provided something feasible, willing ownership was not something it could acquire in this site's investigation.
- 3. 1186 Harbison Canyon Road** (APN: 510-081-16) zoned A72, General Agriculture. This property is not a preferred location as it is a residentially used property within a non-preferred zone. While the property did have increased AMSL height where favorable views of Harbison Canyon from the south were achievable and greater than Harbison Canyon Road, ownership was contacted regarding the opportunity to work with Verizon but was never responsive to the Site Acquisitions team's effort to reach them. As mentioned, willing ownership is a required element and this candidate provided no distinct zoning differences than the current site.

AERIAL VIEW OF ALTERNATE SITES



AERIAL NORTH ORIENTATION



AERIAL SOUTH ORIENTATION (TOPO)

MAJOR USE PERMIT – DRAFT FINDINGS

1. HARMONY IN SCALE, BULK, COVERAGE AND DENSITY.

a. SCALE AND BULK:

- i. THE PHOTO SIMULATIONS PROVIDED WITH **MUP 16-001** WE BELIEVE ACCURATELY ILLUSTRATE THAT THE PROPOSED MONO-BROADLEAF TREE AND ASSOCIATED EQUIPMENT ARE UNOBTRUSIVE TO THE SURROUNDING VIEW SHED. THE VIEW FROM THE ADJACENT SURROUNDING VIEWS WOULD BE MINIMIZED BECAUSE THE PROJECT IS DESIGNED TO BE STALTH AND WOULD USE ITS DESIGN TO HELP INTEGRATE AND BLEND WITH THE EXISTING FACILITIES, SURROUNDING VEGETATION AND TOPOGRAPHY. THE ENCLOSURE IS SURROUNDED BY AN **8'** TALL **CMU** BLOCK WALL AND LANDSCAPE SCREENING SHRUBS THAT WOULD SCREEN THE EQUIPMENT FROM VIEW. THE PROPOSED LANDSCAPING INCLUDES **(5)** GALLON **LEMONADE BERRY** TO BE PLACED **3'** ON CENTER ALONG THE NORTH AND WEST SIDES OF THE ENCLOSURE. SURROUNDING LAND USES INCLUDE RURAL RESIDENTIAL DEVELOPMENT AND VACANT LAND. THE PROJECT IS COMPATIBLE WITH THOSE ADJACENT LAND USES IN TERMS OF BULK AND SCALE DUE THE STEALTH NATURE OF THE DESIGN, THE EXISTENCE OF OTHER VERTICAL ELEMENTS INCLUDING THE RESIDENCE, AND THE EXISTING WIRELESS TELECOM FACILITIES, AND EXISTING MATURE VEGETATION WITHIN THE PROPOSED LOCATION OF THE FACILITY. THEREFORE, THE PROJECT WOULD NOT SUBSTANTIALLY INCREASE THE SCALE/BULK OF THE EXISTING SURROUNDINGS, LENDING ITSELF TO HARMONY WITH THE AREA RESULTING IN NO NEGATIVE IMPACTS TO THE AREA.

b. COVERAGE:

- i. THE SUBJECT PARCEL IS **20.72** ACRES. SURROUNDING LAND USES CONSIST OF RURAL RESIDENTIAL AND VACANT LAND USES WITH PARCELS SIZES RANGING BETWEEN **2.5** TO OVER **20** ACRES IN SIZE. THE PROJECT IS LOCATED ON A PARCEL THAT HAS BEEN DEVELOPED WITH A SINGLE FAMILY RESIDENCE AND **2** EXISTING WIRELESS FACILITIES. THE REQUIRED LEASE AREA TO ACCOMMODATE THE EQUIPMENT NECESSARY TO OPERATE THE FACILITY WOULD TOTAL JUST **143** SF WHICH IS FAR BELOW **1%** LOT COVERAGE RESULTING IN THE PROJECT MAINTAINING SIMILAR COVERAGE WITH SURROUNDING PARCELS.

c. DENSITY:

- i. BECAUSE THE PROJECT IS A **MAJOR USE PERMIT** FOR THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY IT DOES NOT HAVE A RESIDENTIAL COMPONENT THAT WOULD OTHERWISE SUBJECT IT TO DENSITY EVALUATION.

2. AVAILABILITY OF PUBLIC FACILITIES, SERVICES AND UTILITIES:

- a. THE PROJECT IS LOCATED WITHIN THE SAN DIEGO RURAL FIRE PROTECTION DISTRICT. THE SDRFPD HAS CERTIFIED AVAILABILITY OF FIRE PROTECTION. ADDITIONALLY, THE PROJECT WAS REVIEWED AND FOUND TO BE FP2 COMPLIANT. THE PROJECT WOULD REQUIRE GROUND WATER FOR THE IRRIGATION OF THE PROPOSED LEMONADE BERRY LANDSCAPE SCREENING. NO SEWER SERVICES ARE REQUIRED. ELECTRICAL AND TELCO SERVICES ARE ALREADY AVAILABLE ON SITE. ALL REQUIRED UTILITIES ARE THEREFORE AVAILABLE.
3. HARMFUL EFFECT UPON DESIRABLE NEIGHBORHOOD CHARACTER:
 - a. THE PROJECT WOULD NOT ADVERSELY AFFECT THE DESIRABILITY OF THE NEIGHBORHOOD CHARACTER BECAUSE THE PROJECT IS DESIGNED TO BE STEALTH. PHOTO SIMULATIONS ON FILE WITH MUP 16-001 ACCURATELY ILLUSTRATE THAT THE LINE, FORM AND COLOR OF THE FACILITY WOULD BE LARGELY CONSISTENT WITH THE OTHER ELEMENTS THAT MAKE UP THE VISUAL SETTING OF THE AREA, SUCH AS THE EXISTING RESIDENCE, WIRELESS FACILITIES AND LARGE MATURE VEGETATION. THEY FURTHER DEMONSTRATE THAT THE PROJECT WOULD BE VISUALLY INTEGRATED AND UNOBTRUSIVE TO THE ADJACENT SURROUNDING VIEWS. THE PROJECT WAS ALSO ANALYZED FOR COMPLIANCE WITH THE COUNTY OF SAN DIEGO'S NOISE ORDINANCE AND AS DESIGNED WAS DETERMINED TO BE CONSISTENT WITH IT. THEREFORE THE PROJECT AND ITS DESIGN DO NOT CAUSE ANY SUBSTANTIAL, DEMONSTRABLE NEGATIVE AESTHETIC EFFECTS TO VIEWS AND IN THAT ASPECT DOES NOT HAVE A HARMFUL EFFECT ON THE NEIGHBORHOOD CHARACTER.
4. GENERATION OF TRAFFIC AND THE CAPACITY AND PHYSICAL CHARACTER OF SURROUNDING STREETS.
 - a. THE TRAFFIC GENERATED FROM THE PROJECT IS EXPECTED TO BE ONE VEHICULAR TRIP PER MONTH BY A VERIZON TECHNICIAN FOR ROUTINE MAINTENANCE. THIS TRIP WOULD UTILIZE CROWN'S NEST LANES, WHICH IS A PRIVATE ROAD. EXISTING PARKING IS AVAILABLE ON SITE. THE USE ASSOCIATED WITH THIS MAJOR USE PERMIT IS COMPATIBLE WITH THE EXISTING RURAL NATURE OF THE AREA BECAUSE THE NUMBER OF REQUIRED TRIPS WILL NOT SUBSTANTIALLY ALTER THE EXISTING AND ONGOING EXPECTED TRAFFIC OR NEGATIVELY IMPACT THE PHYSICAL CHARACTER OF THE SURROUNDING STREETS/ROADS WHILE BEING GENERALLY COMPATIBLE WITH THE ADJACENT USES.
5. SUITABILITY OF THE SITE FOR THE TYPE AND INTENSITY OF USE OR DEVELOPMENT PROPOSED:
 - a. THE MAJOR USE PERMIT PROPOSAL SEEKS PERMISSION FOR AN UNMANNED TELECOMMUNICATIONS FACILITY. THE SUBJECT PROPERTY IS 20.72 ACRES IN SIZE AND DEVELOPED WITH ACCESS AND UTILITY SERVICES NECESSARY TO ACCOMMODATE AND SERVICE THE PROPOSED USE. THE INSTALLATION OF THE VERIZON TELECOMMUNICATION FACILITY WOULD NOT REQUIRE SIGNIFICANT ALTERATION TO THE LAND FORM. AS DESIGNED, THE PROJECT IS STEALTH SO THAT WILL NOT CHANGE THE CHARACTERISTICS OF

THE AREA AND IS SUITABLE FOR THE TYPE AND INTENSITY OF USE AND DEVELOPMENT WHICH THEREFORE DEMONSTRATE COMPATIBILITY WITH THE ADJACENT LAND USES.

6. GENERAL PLAN CONSISTENCY:

- a. THE PROJECT IS SUBJECT TO THE REGIONAL CATEGORY – **1.3 ESTATE DEVELOPMENT AREA (EDA)**, LAND USE DESIGNATION – **MULTIPLE RURAL USE (18)**, AND THE CREST-DEHESA SUB REGIONAL PLAN. THE PROJECT COMPLIES WITH THE GENERAL PLAN BECAUSE CIVIC USES ARE ALLOWED IF THEY SUPPORT THE LOCAL POPULATION, WHICH THIS PROJECT DOES. ADDITIONALLY, THE PROJECT IS CONSISTENT WITH **POLICY 4** OF THE **PUBLIC SAFETY** ELEMENT OF THE COUNTY GENERAL PLAN THAT ENCOURAGES THE SUPPORT, ESTABLISHMENT, AND CONTINUAL IMPROVEMENT OF COUNTYWIDE TELEPHONE COMMUNICATIONS SYSTEMS, PARTICULARLY WITH RESPECT TO ENHANCING AND PROVIDING EMERGENCY COMMUNICATIONS.

7. REQUIREMENTS OF CEQA COMPLIANCE:

- a. THE PROJECT COMPLIES WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF AND STATE AND COUNTY CEQA GUIDELINES BECAUSE A CATEGORICAL EXEMPTION IS LIKELY TO BE DETERMINED BASED ON **SECTION 15303** AND IN CONJUNCTION WITH THE STATEMENTS THUS FAR INCLUDED IN THE SCOPING LETTERS.